

Form 1

GENERAL CONTRACTOR RESIDENTIAL PROPERTY DISCLOSURE

_____ (“General Contractor”) provides to
_____ (“Property Owner(s) or Purchaser(s)”) this disclosure
statement as required under Idaho Code § 45-525.

In connection with a contract to construct, alter or repair improvements on residential property or a contract to sell newly constructed residential property, general contractors are required to advise homeowners or residential property purchasers of their rights under Idaho Code § 45-525:

1. The right, at the reasonable expense of the homeowner or residential real property purchaser, to require that the general contractor obtain lien waivers from any subcontractors providing services or materials to the general contractor;
2. The right to receive from the general contractor proof that the general contractor has a general liability insurance policy including completed operations in effect and proof that the general contractor has worker’s compensation insurance for his employees as required by Idaho law;
3. The right and opportunity to purchase an extended policy of title insurance from a title insurance company which would provide insurance coverage covering certain liens which may be unfiled or unrecorded; and
4. The right to require at the homeowner or residential real property purchaser’s expense, a surety bond in an amount up to the value of the construction project.

Acknowledgement

_____ the homeowner(s) or residential real property purchaser(s), hereby
acknowledge(s) receipt of a copy of this General Contractor Residential Property Disclosure.

DATED this ____ day of _____, 20__.

Signed

Signed

Form 2**CONTRACTOR RESIDENTIAL PROPERTY DISCLOSURE OF
SUBCONTRACTORS, MATERIALMEN AND RENTAL
EQUIPMENT SUPPLIERS****GENERAL CONTRACTOR NAME** _____**PROPERTY ADDRESS OR LEGAL** _____**HOMEOWNER/PURCHASER NAMES** _____**DATE** _____

This written disclosure statement is provided by _____ (General Contractor) to _____ (owners) pursuant to Idaho Code § 45-525(3). The following subcontractors, materialmen, and/or rental equipment suppliers have a direct contractual relationship with (General Contractor) and have supplied labor, materials, or rental equipment of a value in excess of \$500 in connection with the work performed at the above-referenced residential construction project.

BUSINESS NAME	BUSINESS ADDRESS	TELEPHONE NUMBER
1.		
2.		
3.		
4.		
5.		

6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

General Contractor

By _____
Its _____

SAMPLE FORM #3

REQUEST FOR ACCOUNT BALANCE

Pursuant to Idaho Code § 45-525(3)(b), the undersigned property purchaser(s), homeowner(s), or their designated agent request information concerning the balance owed by the referenced customer upon its account with (company name here) in connection with the construction, alteration, or repair of improvements on the referenced property.

(Print all Information)

Contractor Name _____

Property Address/Legal _____

FBS Account No. _____

Homeowner/Purchaser Names _____

Agent Name & Relationship _____

SIGNATURE OF HOMEOWNER, PURCHASER OR AGENT:

_____ Date signed _____

Please understand that account balances are private information. In order to provide this information we must verify proof of a pending agreement between the homeowner or purchaser and the general contractor. You may do this by providing a copy of the signed Disclosure Statement from the contractor that lists our company as a supplier. Alternatively, a signature of the general contractor below will suffice.

SIGNATURE OF GENERAL CONTRACTOR AUTHORIZING CONTACT:

_____ Telephone for Verification _____ Date signed _____
(Signed)

The balance of this account at this time totals \$_____. This statement does not represent an account payoff calculation, statement or invoice. The account balance may increase or decrease for reasons including payments from the customer, future material purchases, or materials purchased and for which an invoice has not yet been identified or posted to this account. (company name here) provides this account balance as required by Idaho Code § 45-525(3)(b).

Date _____ By _____

(For (company name here) Use Only)

Faxed copy to General Contractor at no. _____ this date _____. Initials _____